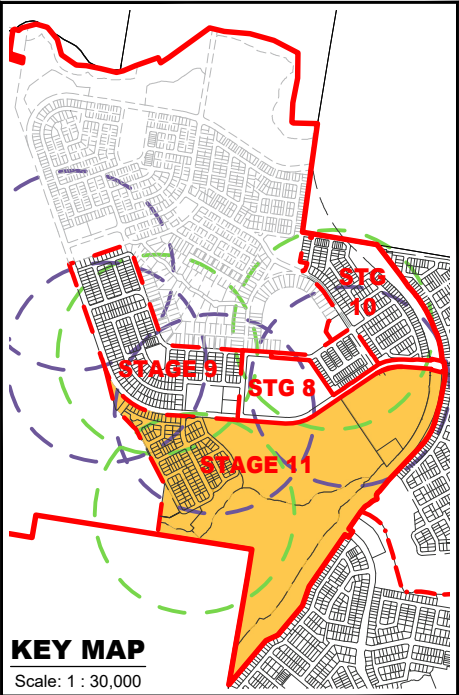
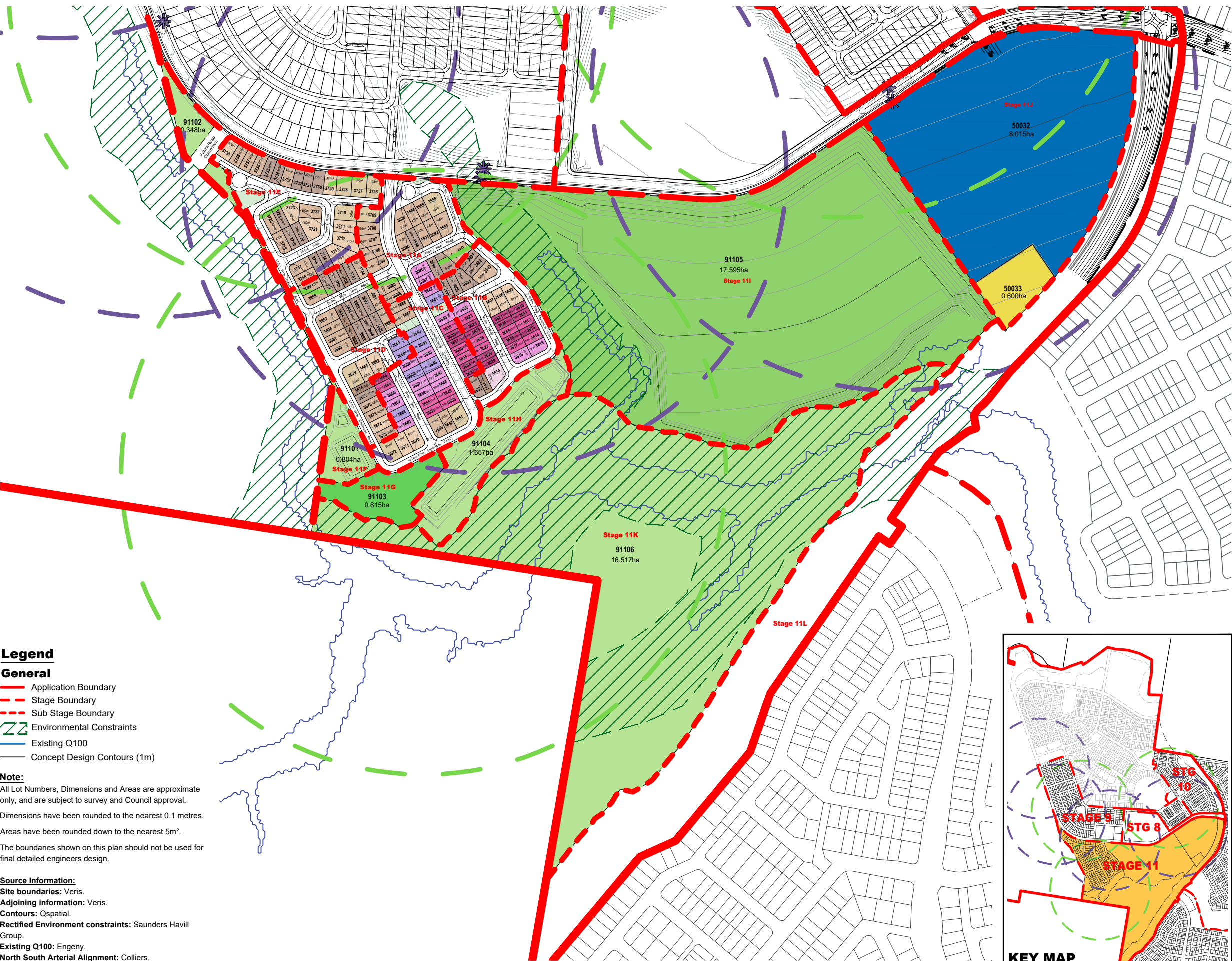


Land Budget		
Land Use	Overall	
	Area	%
Area of Application Boundary	66.313 ha	100.0%
Saleable Area		
Residential Allotments	6.287 ha	9.5%
District Centre	8.015 ha	12.1%
Ambulance	0.600 ha	0.9%
Total Area of Allotments	14.902 ha	22.5%
Road		
North South Arterial Dedication (incl. batters)	9.562 ha	14.4%
Trunk Connector 2 Lanes (23.7m)	0.144 ha	0.2%
Neighbourhood Connector (20.2m)	0.689 ha	1.0%
Neighbourhood Access Street (16.5m)	3.116 ha	4.7%
Laneway (6.5m)	—	0.0%
Pedestrian Linkages	0.163 ha	0.2%
Total Area of New Road	13.674 ha	20.6%
Open Space		
Conservation Buffer	—	0.0%
Corridor Park / Conservation	19.327 ha	29.1%
Stormwater Management	—	0.0%
Regional Sports	17.595 ha	26.5%
District Sports	—	0.0%
Neighbourhood Recreation Park	0.815 ha	1.2%
Local Recreation Park	—	0.0%
Local Linear Recreation Park	—	0.0%
Total Open Space	37.737 ha	56.9%

Yield Breakdown		
Lot Type	Overall	
	Yield	%
25m Deep Product		
Villa 10m Allotment	15	9.8%
Premium Villa 12.5m Allotment	15	9.8%
Courtyard 14m Allotment	16	10.5%
Premium Courtyard 16m Allotment	8	5.2%
Premium Traditional 20m Allotment	1	0.7%
Subtotal	55	35.9%
30m Deep Product		
Villa 10m Allotment	5	3.3%
Premium Villa 12.5m Allotment	29	19.0%
Courtyard 14m Allotment	40	26.1%
Premium Courtyard 16m Allotment	15	9.8%
Traditional 18m Allotment	—	0.0%
Premium Traditional 20m Allotment	9	5.9%
Possible Multiple Residential Allotment	—	0.0%
Subtotal	98	64.1%
Total Residential Allotments	153	100.0%
Residential Net Density	13.6 dw/ha	
Super Lots		
District Centre	1	
Ambulance	1	
Subtotal	2	
Total Allotments	155	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	153	
Maximum Potential Net Residential Density	13.6 dw/ha	



PLAN REF: **110056 – 584**

Rev No: —

DATE: 07 MARCH 2024

CLIENT: PEET

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FLAGSTONE CA3 SOUTH  
STAGE 11 OVERALL  
PLAN OF SUBDIVISION



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Yield Breakdown

Lot Type	Stage 11A	Stage 11B	Stage 11C	Stage 11D	Stage 11E	Stage 11F	Stage 11G	Stage 11H	Stage 11I	Stage 11J	Stage 11K	Stage 11L	Overall	
	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	%
25m Deep Product														
Villa 10m Allotment	—	10	5	—	—	—	—	—	—	—	—	—	15	9.8%
Premium Villa 12.5m Allotment	—	7	8	—	—	—	—	—	—	—	—	—	15	9.8%
Courtyard 14m Allotment	2	3	11	—	—	—	—	—	—	—	—	—	16	10.5%
Premium Courtyard 16m Allotment	—	—	6	2	—	—	—	—	—	—	—	—	8	5.2%
Premium Traditional 20m Allotment	—	1	—	—	—	—	—	—	—	—	—	—	1	0.7%
Subtotal	2	21	30	2	—	—	—	—	—	—	—	—	55	35.9%
30m Deep Product														
Villa 10m Allotment	—	1	—	4	—	—	—	—	—	—	—	—	5	3.3%
Premium Villa 12.5m Allotment	3	6	—	10	10	—	—	—	—	—	—	—	29	19.0%
Courtyard 14m Allotment	14	1	4	12	9	—	—	—	—	—	—	—	40	26.1%
Premium Courtyard 16m Allotment	—	3	2	3	7	—	—	—	—	—	—	—	15	9.8%
Traditional 18m Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Premium Traditional 20m Allotment	2	—	2	1	4	—	—	—	—	—	—	—	9	5.9%
Possible Multiple Residential Allotment	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Subtotal	19	11	8	30	30	—	—	—	—	—	—	—	98	64.1%
Total Residential Allotments	21	32	38	32	30	—	—	—	—	—	—	—	153	100.0%
Residential Net Density	11.6 dw/ha	17.3 dw/ha	16.6 dw/ha	16.1 dw/ha	12.9 dw/ha	—	—	—	—	—	—	—	13.6 dw/ha	
Super Lots														
District Centre	—	—	—	—	—	—	—	—	—	1	—	—	1	
Ambulance	—	—	—	—	—	—	—	—	—	1	—	—	1	
Subtotal	—	—	—	—	—	—	—	—	—	2	—	—	2	
Total Allotments	21	32	38	32	30	—	—	—	—	2	—	—	155	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	21	32	38	32	30	—	—	—	—	—	1	2	153	
Maximum Potential Net Residential Density	11.6 dw/ha	17.3 dw/ha	16.6 dw/ha	16.1 dw/ha	12.9 dw/ha	—	—	—	—	—	—	—	13.6 dw/ha	

Land Budget

Land Use	Stage 11A	Stage 11B	Stage 11C	Stage 11D	Stage 11E	Stage 11F	Stage 11G	Stage 11H	Stage 11I	Stage 11J	Stage 11K	Stage 11L	Overall	
	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	%
Area of Application Boundary	1.816 ha	1.848 ha	2.283 ha	1.991 ha	2.317 ha	1.297 ha	0.815 ha	1.657 ha	17.595 ha	8.615 ha	16.517 ha	9.562 ha	66.313 ha	100.0%
Saleable Area														
Residential Allotments	1.010 ha	1.112 ha	1.402 ha	1.307 ha	1.456 ha	—	—	—	—	—	—	—	6.287 ha	9.5%
District Centre	—	—	—	—	—	—	—	—	—	8.015 ha	—	—	8.015 ha	12.1%
Ambulance	—	—	—	—	—	—	—	—	—	0.600 ha	—	—	0.600 ha	0.9%
Total Area of Allotments	1.010 ha	1.112 ha	1.402 ha	1.307 ha	1.456 ha	—	—	—	—	8.615 ha	—	—	14.902 ha	22.5%
Road														
North South Arterial Dedication (incl. batters)	—	—	—	—	—	—	—	—	—	—	—	9.562 ha	9.562 ha	14.4%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	—	0.144 ha	—	—	—	—	—	—	0.144 ha	0.2%
Neighbourhood Connector (20.2m)	0.330 ha	—	0.359 ha	—	—	—	—	—	—	—	—	—	0.689 ha	1.0%
Neighbourhood Access Street (16.5m)	0.453 ha	0.736 ha	0.457 ha	0.684 ha	0.786 ha	—	—	—	—	—	—	—	3.116 ha	4.7%
Laneway (6.5m)	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Pedestrian Linkages	0.023 ha	—	0.065 ha	—	0.075 ha	—	—	—	—	—	—	—	0.163 ha	0.2%
Total Area of New Road	0.806 ha	0.736 ha	0.881 ha	0.684 ha	0.861 ha	0.144 ha	—	—	—	—	—	9.562 ha	13.674 ha	20.6%
Open Space														
Conservation Buffer	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	—	1.153 ha	—	1.657 ha	—	—	16.517 ha	—	19.327 ha	29.1%
Stormwater Management	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Regional Sports	—	—	—	—	—	—	—	—	17.595 ha	—	—	—	17.595 ha	26.5%
District Sports	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	—	—	0.815 ha	—	—	—	—	—	0.815 ha	1.2%
Local Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	—	—	—	—	—	—	—	—	—	0.0%
Total Open Space	—	—	—	—	—	1.153 ha	0.815 ha	1.657 ha	17.595 ha	—	16.517 ha	—	37.737 ha	56.9%

PLAN REF: 110056 – 585

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FLAGSTONE CA3 SOUTH  
STAGE 11 OVERALL  
STATISTICS

PEET

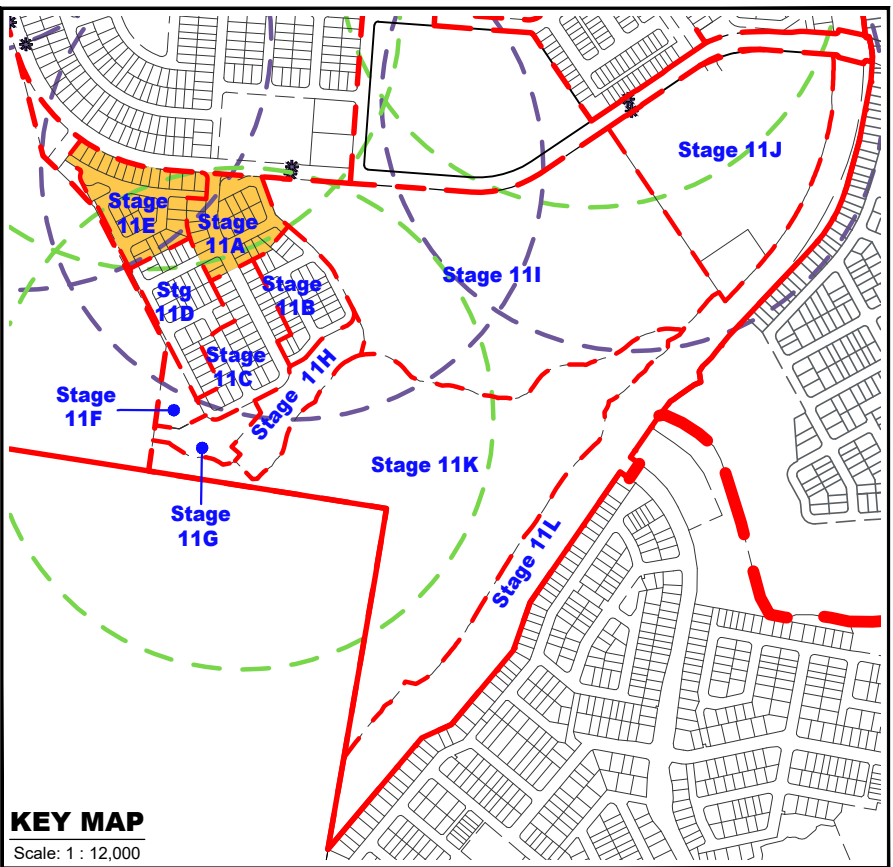
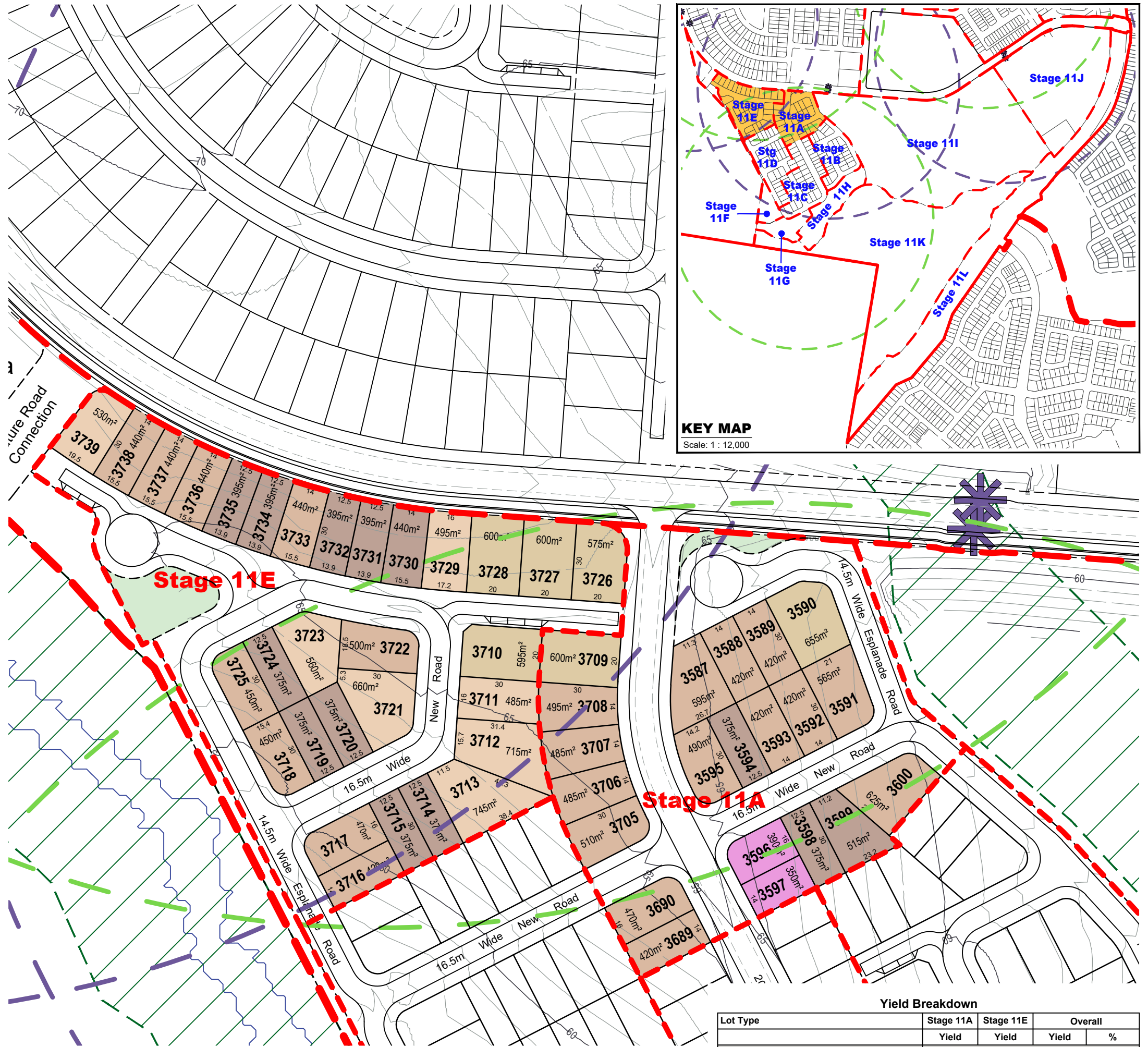
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- Legend**
- General**
- Application Boundary
  - Stage Boundary
  - Sub Stage Boundary
  - Environmental Constraints
  - Existing Q100
  - Concept Design Contours (1m)
  - Bus Stop Catchment (400m)
  - Indicative Indented Bus Stop Location
  - Neighbourhood Park Catchment (400m)

**Note:**  
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.

Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m².

The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**  
**Site boundaries:** Veris.  
**Adjoining information:** Veris.  
**Contours:** Qspatial.  
**Rectified Environment constraints:** Saunders Havill Group.  
**Existing Q100:** Engeny.  
**North South Arterial Alignment:** Colliers.

**Land Budget**

Land Use	Stage 11A		Stage 11E		Overall	
	Area		Area		Area	%
<b>Area of Application Boundary</b>	1.816 ha		2.317 ha		4.133 ha	100.0%
<b>Saleable Area</b>						
Residential Allotments	1.010 ha		1.456 ha		2.466 ha	59.7%
District Centre	—		—		—	0.0%
Ambulance	—		—		—	0.0%
<b>Total Area of Allotments</b>	1.010 ha		1.456 ha		2.466 ha	59.7%
<b>Road</b>						
North South Arterial Dedication (incl. batters)	—		—		—	0.0%
Trunk Connector 2 Lanes (23.7m)	—		—		—	0.0%
Neighbourhood Connector (20.2m)	0.330 ha		—		0.330 ha	8.0%
Neighbourhood Access Street (16.5m)	0.453 ha		0.786 ha		1.239 ha	30.0%
Laneway (6.5m)	—		—		—	0.0%
<b>Pedestrian Linkages</b>	0.023 ha		0.075 ha		0.098 ha	2.4%
<b>Total Area of New Road</b>	0.806 ha		0.861 ha		1.667 ha	40.3%
<b>Open Space</b>						
Conservation Buffer	—		—		—	0.0%
Corridor Park / Conservation	—		—		—	0.0%
Stormwater Management	—		—		—	0.0%
Regional Sports	—		—		—	0.0%
District Sports	—		—		—	0.0%
Neighbourhood Recreation Park	—		—		—	0.0%
Local Recreation Park	—		—		—	0.0%
Local Linear Recreation Park	—		—		—	0.0%
<b>Total Open Space</b>	—		—		—	0.0%

**Yield Breakdown**

Lot Type	Stage 11A		Stage 11E		Overall	
	Yield		Yield		Yield	%
<b>25m Deep Product</b>						
Villa 10m Allotment	—		—		—	0.0%
Premium Villa 12.5m Allotment	—		—		—	0.0%
Courtyard 14m Allotment	2		—		2	3.9%
Premium Courtyard 16m Allotment	—		—		—	0.0%
Premium Traditional 20m Allotment	—		—		—	0.0%
<b>Subtotal</b>	2		—		2	3.9%
<b>30m Deep Product</b>						
Villa 10m Allotment	—		—		—	0.0%
Premium Villa 12.5m Allotment	3		10		13	25.5%
Courtyard 14m Allotment	14		9		23	45.1%
Premium Courtyard 16m Allotment	—		7		7	13.7%
Traditional 18m Allotment	—		—		—	0.0%
Premium Traditional 20m Allotment	2		4		6	11.8%
Possible Multiple Residential Allotment	—		—		—	0.0%
<b>Subtotal</b>	19		30		49	96.1%
<b>Total Residential Allotments</b>	21		30		51	100.0%
<b>Residential Net Density</b>	11.6 dw/ha		12.9 dw/ha			
<b>Super Lots</b>						
District Centre	—		—		—	
Ambulance	—		—		—	
<b>Subtotal</b>	—		—		—	
<b>Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)</b>	21		30		51	
<b>Maximum Potential Net Residential Density</b>	11.6 dw/ha		12.9 dw/ha			

PLAN REF: 110056 – 586

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## FLAGSTONE CA3 SOUTH STAGE 11A - 11E PLAN OF SUBDIVISION

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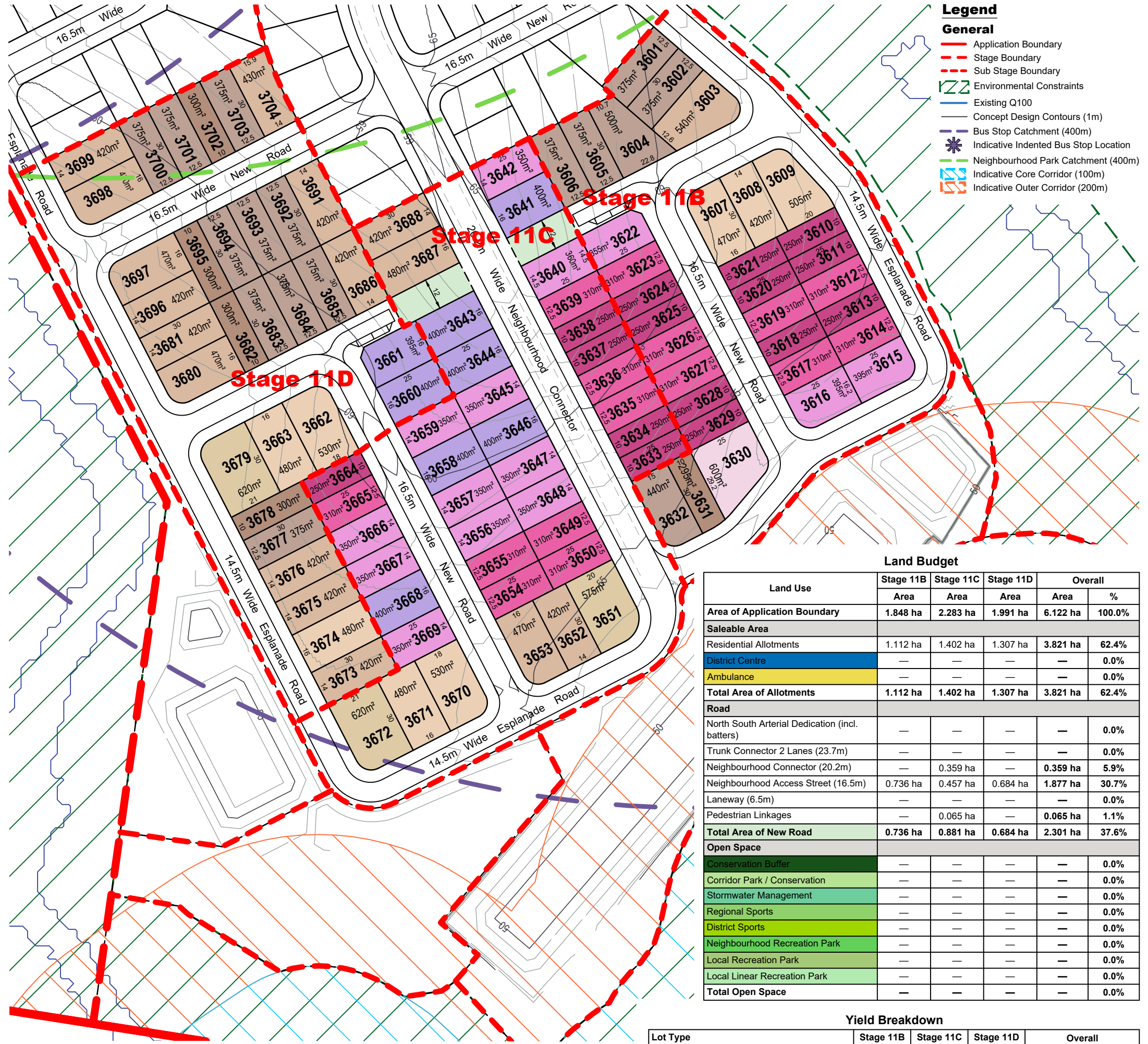
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Land Budget

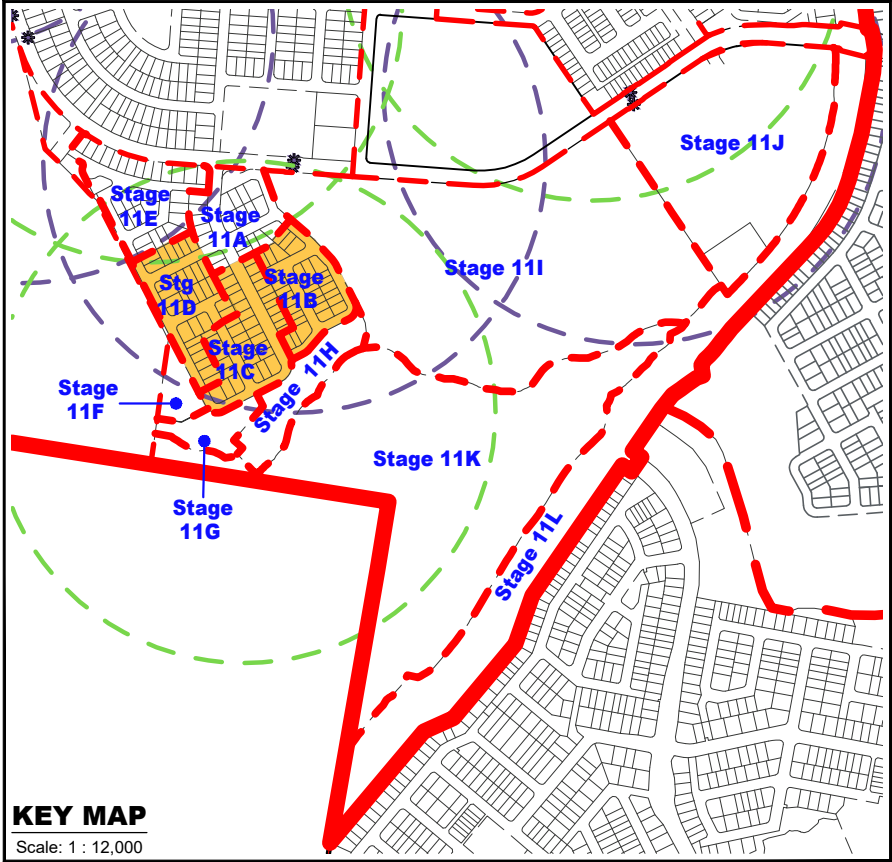
Land Use	Stage 11B	Stage 11C	Stage 11D	Overall	
	Area	Area	Area	Area	%
Area of Application Boundary	1.848 ha	2.283 ha	1.991 ha	6.122 ha	100.0%
Saleable Area					
Residential Allotments	1.112 ha	1.402 ha	1.307 ha	3.821 ha	62.4%
District Centre	—	—	—	—	0.0%
Ambulance	—	—	—	—	0.0%
Total Area of Allotments	1.112 ha	1.402 ha	1.307 ha	3.821 ha	62.4%
Road					
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	0.359 ha	—	0.359 ha	5.9%
Neighbourhood Access Street (16.5m)	0.736 ha	0.457 ha	0.684 ha	1.877 ha	30.7%
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	—	0.065 ha	—	0.065 ha	1.1%
Total Area of New Road	0.736 ha	0.881 ha	0.684 ha	2.301 ha	37.6%
Open Space					
Conservation Buffer	—	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	—	0.0%
Stormwater Management	—	—	—	—	0.0%
Regional Sports	—	—	—	—	0.0%
District Sports	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	—	0.0%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Total Open Space	—	—	—	—	0.0%

Yield Breakdown

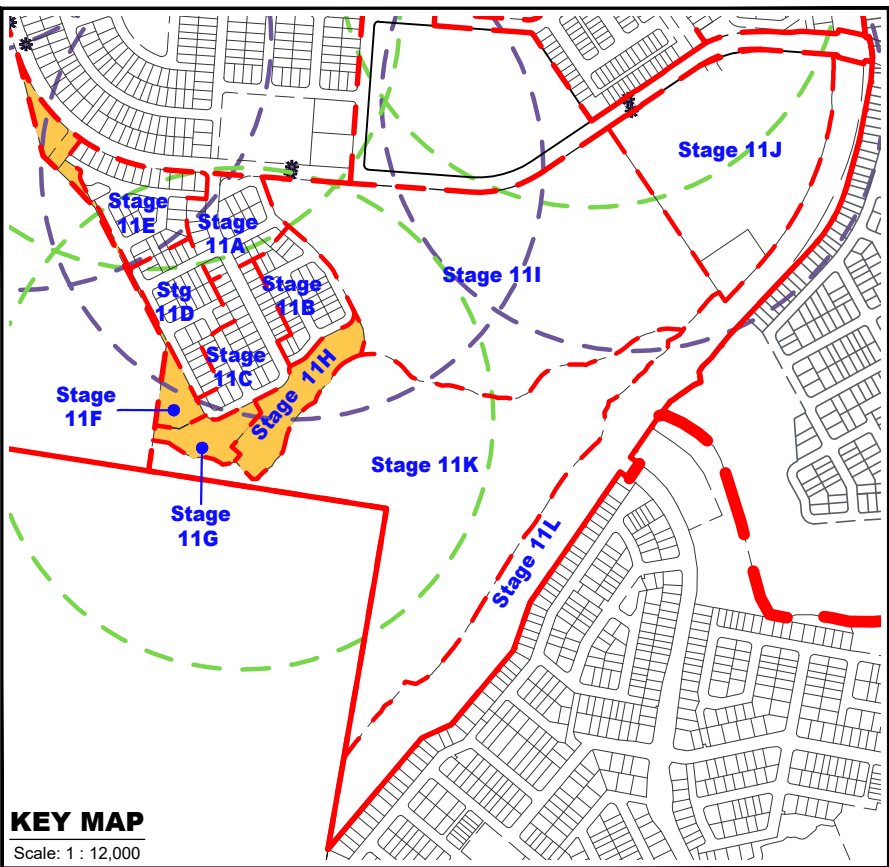
Lot Type	Stage 11B	Stage 11C	Stage 11D	Overall	
	Yield	Yield	Yield	Yield	%
25m Deep Product					
Villa 10m Allotment	10	5	—	15	14.7%
Premium Villa 12.5m Allotment	7	8	—	15	14.7%
Courtyard 14m Allotment	3	11	—	14	13.7%
Premium Courtyard 16m Allotment	—	6	2	8	7.8%
Premium Traditional 20m Allotment	1	—	—	1	1.0%
Subtotal	21	30	2	53	52.0%
30m Deep Product					
Villa 10m Allotment	1	—	4	5	4.9%
Premium Villa 12.5m Allotment	6	—	10	16	15.7%
Courtyard 14m Allotment	1	4	12	17	16.7%
Premium Courtyard 16m Allotment	3	2	3	8	7.8%
Traditional 18m Allotment	—	—	—	—	0.0%
Premium Traditional 20m Allotment	—	2	1	3	2.9%
Possible Multiple Residential Allotment	—	—	—	—	0.0%
Subtotal	11	8	30	49	48.0%
Total Residential Allotments	32	38	32	102	100.0%
Residential Net Density	17.3 dw/ha	16.6 dw/ha	16.1 dw/ha		
Super Lots	Lots	Lots	Lots	Lots	
District Centre	—	—	—	—	
Ambulance	—	—	—	—	
Subtotal	—	—	—	—	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	32	38	32	102	
Maximum Potential Net Residential Density	17.3 dw/ha	16.6 dw/ha	16.1 dw/ha		

**Note:**  
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Areas have been rounded down to the nearest 5m².  
The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**  
Site boundaries: Veris.  
Adjoining information: Veris.  
Contours: Qspatial.  
Rectified Environment constraints: Saunders Havill Group.  
Existing Q100: Engeny.  
North South Arterial Alignment: Colliers.







Land Budget					
Land Use	Stage 11F	Stage 11G	Stage 11H	Overall	
	Area	Area	Area	Area	%
Area of Application Boundary	1.297 ha	0.815 ha	1.657 ha	3.769 ha	100.0%
Saleable Area					
Residential Allotments	—	—	—	—	0.0%
District Centre	—	—	—	—	0.0%
Ambulance	—	—	—	—	0.0%
Total Area of Allotments	—	—	—	—	0.0%
Road					
North South Arterial Dedication (incl. batters)	—	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	0.144 ha	—	—	0.144 ha	3.8%
Neighbourhood Connector (20.2m)	—	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	—	—	—	—	0.0%
Laneway (6.5m)	—	—	—	—	0.0%
Pedestrian Linkages	—	—	—	—	0.0%
Total Area of New Road	0.144 ha	—	—	0.144 ha	3.8%
Open Space					
Conservation Buffer	—	—	—	—	0.0%
Corridor Park / Conservation	1.153 ha	—	1.657 ha	2.810 ha	74.6%
Stormwater Management	—	—	—	—	0.0%
Regional Sports	—	—	—	—	0.0%
District Sports	—	—	—	—	0.0%
Neighbourhood Recreation Park	—	0.815 ha	—	0.815 ha	21.6%
Local Recreation Park	—	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	—	0.0%
Total Open Space	1.153 ha	0.815 ha	1.657 ha	3.625 ha	96.2%

- Legend**
- General**
- Application Boundary
  - Stage Boundary
  - Sub Stage Boundary
  - Environmental Constraints
  - Existing Q100
  - Concept Design Contours (1m)
  - Bus Stop Catchment (400m)
  - Indicative Indented Bus Stop Location
  - Neighbourhood Park Catchment (400m)
  - Indicative Core Corridor (100m)
  - Indicative Outer Corridor (200m)
- Note:**
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FLAGSTONE CA3 SOUTH

STAGE 11F - 11H

PLAN OF SUBDIVISION

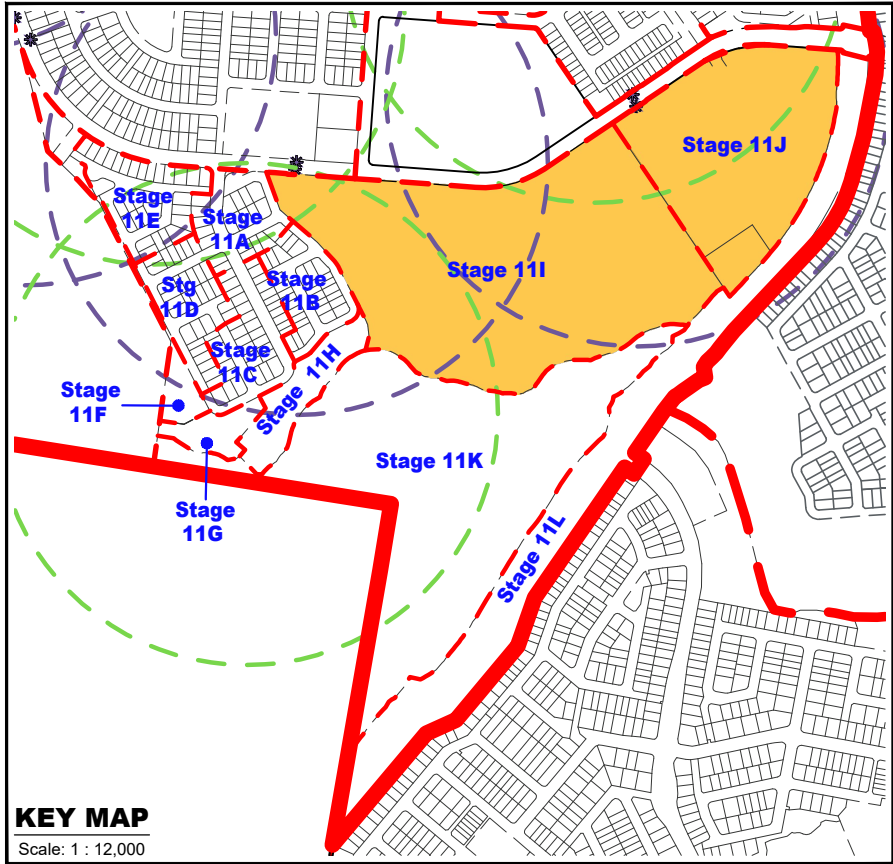
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- Legend**
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  - Sub Stage Boundary
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Yield Breakdown			
Lot Type	Stage 11J	Overall	
	Yield	Yield	%
25m Deep Product			
Villa 10m Allotment	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	0.0%
Courtyard 14m Allotment	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	0.0%
Premium Traditional 20m Allotment	—	—	0.0%
Subtotal	—	—	0.0%
30m Deep Product			
Villa 10m Allotment	—	—	0.0%
Premium Villa 12.5m Allotment	—	—	0.0%
Courtyard 14m Allotment	—	—	0.0%
Premium Courtyard 16m Allotment	—	—	0.0%
Traditional 18m Allotment	—	—	0.0%
Premium Traditional 20m Allotment	—	—	0.0%
Possible Multiple Residential Allotment	—	—	0.0%
Subtotal	—	—	0.0%
Total Residential Allotments	—	—	0.0%
Residential Net Density	—		
Super Lots	Lots	Lots	
District Centre	1	1	
Ambulance	1	1	
Subtotal	2	2	
Total Allotments	2	2	
Maximum Potential Residential Dwellings (Includes Multiple Residential Allotments)	—	—	
Maximum Potential Net Residential Density	—		

Land Budget				
Land Use	Stage 11I	Stage 11J	Overall	
	Area	Area	Area	%
Area of Application Boundary	17.595 ha	8.615 ha	26.210 ha	100.0%
Saleable Area				
Residential Allotments	—	—	—	0.0%
District Centre	—	8.015 ha	8.015 ha	30.6%
Ambulance	—	0.600 ha	0.600 ha	2.3%
Total Area of Allotments	—	8.615 ha	8.615 ha	32.9%
Road				
North South Arterial Dedication (incl. batters)	—	—	—	0.0%
Trunk Connector 2 Lanes (23.7m)	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	—	—	—	0.0%
Laneway (6.5m)	—	—	—	0.0%
Pedestrian Linkages	—	—	—	0.0%
Total Area of New Road	—	—	—	0.0%
Open Space				
Conservation Buffer	—	—	—	0.0%
Corridor Park / Conservation	—	—	—	0.0%
Stormwater Management	—	—	—	0.0%
Regional Sports	17.595 ha	—	17.595 ha	67.1%
District Sports	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	0.0%
Local Recreation Park	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	0.0%
Total Open Space	17.595 ha	—	17.595 ha	67.1%

PLAN REF: 110056 – 589  
Rev No: —  
DATE: 07 MARCH 2024  
CLIENT: PEET  
DRAWN BY: JC / MM  
CHECKED BY: MD



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FLAGSTONE CA3 SOUTH  
STAGE 11I - 11J  
PLAN OF SUBDIVISION

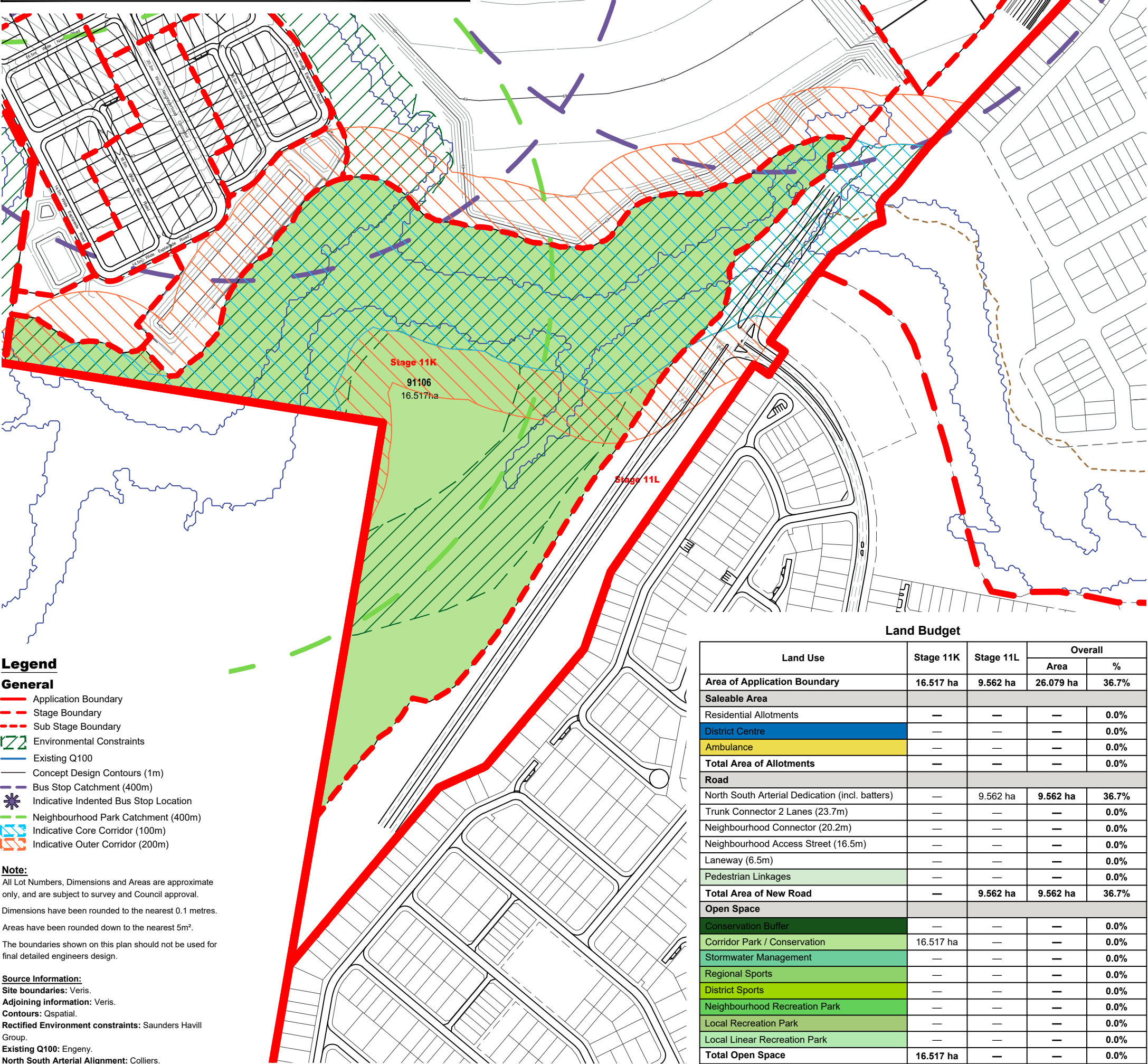
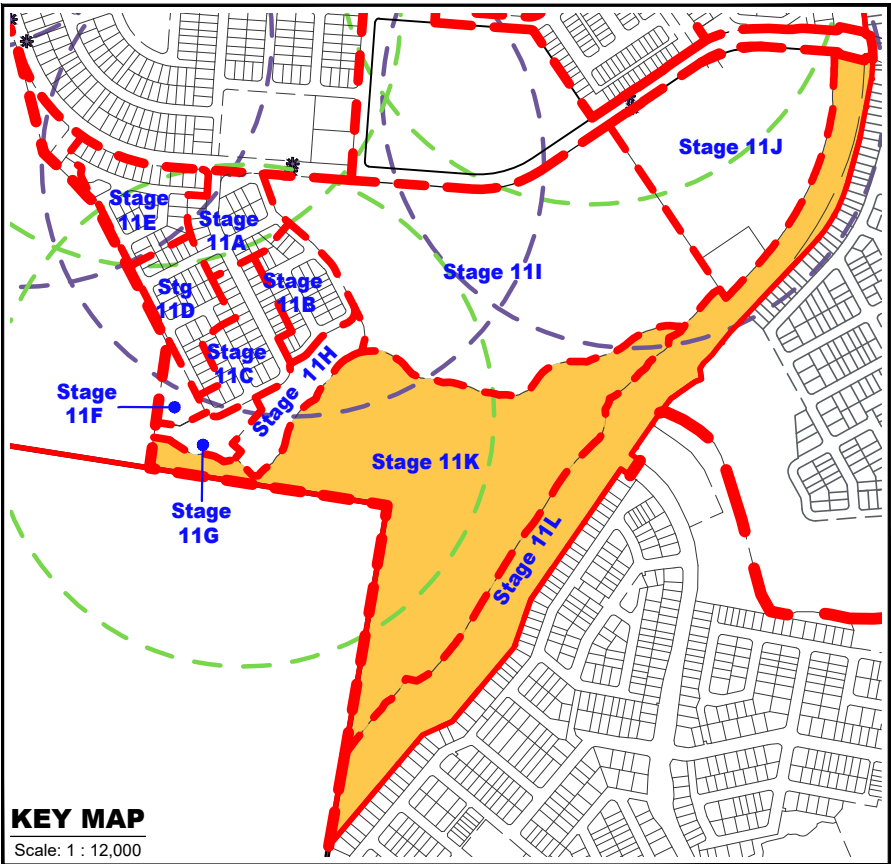
PEET

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### Legend

#### General

- Application Boundary
- Stage Boundary
- Sub Stage Boundary
- Environmental Constraints
- Existing Q100
- Concept Design Contours (1m)
- Bus Stop Catchment (400m)
- Indicative Indented Bus Stop Location
- Neighbourhood Park Catchment (400m)
- Indicative Core Corridor (100m)
- Indicative Outer Corridor (200m)

#### Note:

All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
Dimensions have been rounded to the nearest 0.1 metres.  
Areas have been rounded down to the nearest 5m<sup>2</sup>.  
The boundaries shown on this plan should not be used for final detailed engineers design.

#### Source Information:

Site boundaries: Veris.  
Adjoining information: Veris.  
Contours: Qspatial.  
Rectified Environment constraints: Saunders Havill Group.  
Existing Q100: Engeny.  
North South Arterial Alignment: Colliers.

### Land Budget

Land Use	Stage 11K	Stage 11L	Overall	
			Area	%
Area of Application Boundary	16.517 ha	9.562 ha	26.079 ha	36.7%
Saleable Area				
Residential Allotments	—	—	—	0.0%
District Centre	—	—	—	0.0%
Ambulance	—	—	—	0.0%
Total Area of Allotments	—	—	—	0.0%
Road				
North South Arterial Dedication (incl. batters)	—	9.562 ha	9.562 ha	36.7%
Trunk Connector 2 Lanes (23.7m)	—	—	—	0.0%
Neighbourhood Connector (20.2m)	—	—	—	0.0%
Neighbourhood Access Street (16.5m)	—	—	—	0.0%
Laneway (6.5m)	—	—	—	0.0%
Pedestrian Linkages	—	—	—	0.0%
Total Area of New Road	—	9.562 ha	9.562 ha	36.7%
Open Space				
Conservation Buffer	—	—	—	0.0%
Corridor Park / Conservation	16.517 ha	—	—	0.0%
Stormwater Management	—	—	—	0.0%
Regional Sports	—	—	—	0.0%
District Sports	—	—	—	0.0%
Neighbourhood Recreation Park	—	—	—	0.0%
Local Recreation Park	—	—	—	0.0%
Local Linear Recreation Park	—	—	—	0.0%
Total Open Space	16.517 ha	—	—	0.0%

PLAN REF: 110056 – 590  
Rev No: —  
DATE: 07 MARCH 2024  
CLIENT: PEET  
DRAWN BY: MM / JC  
CHECKED BY: MD



0 40 80 120 160 200 1 : 4,000 @ A3

## FLAGSTONE CA3 SOUTH STAGE 11I & 11J PLAN OF SUBDIVISION

PEET

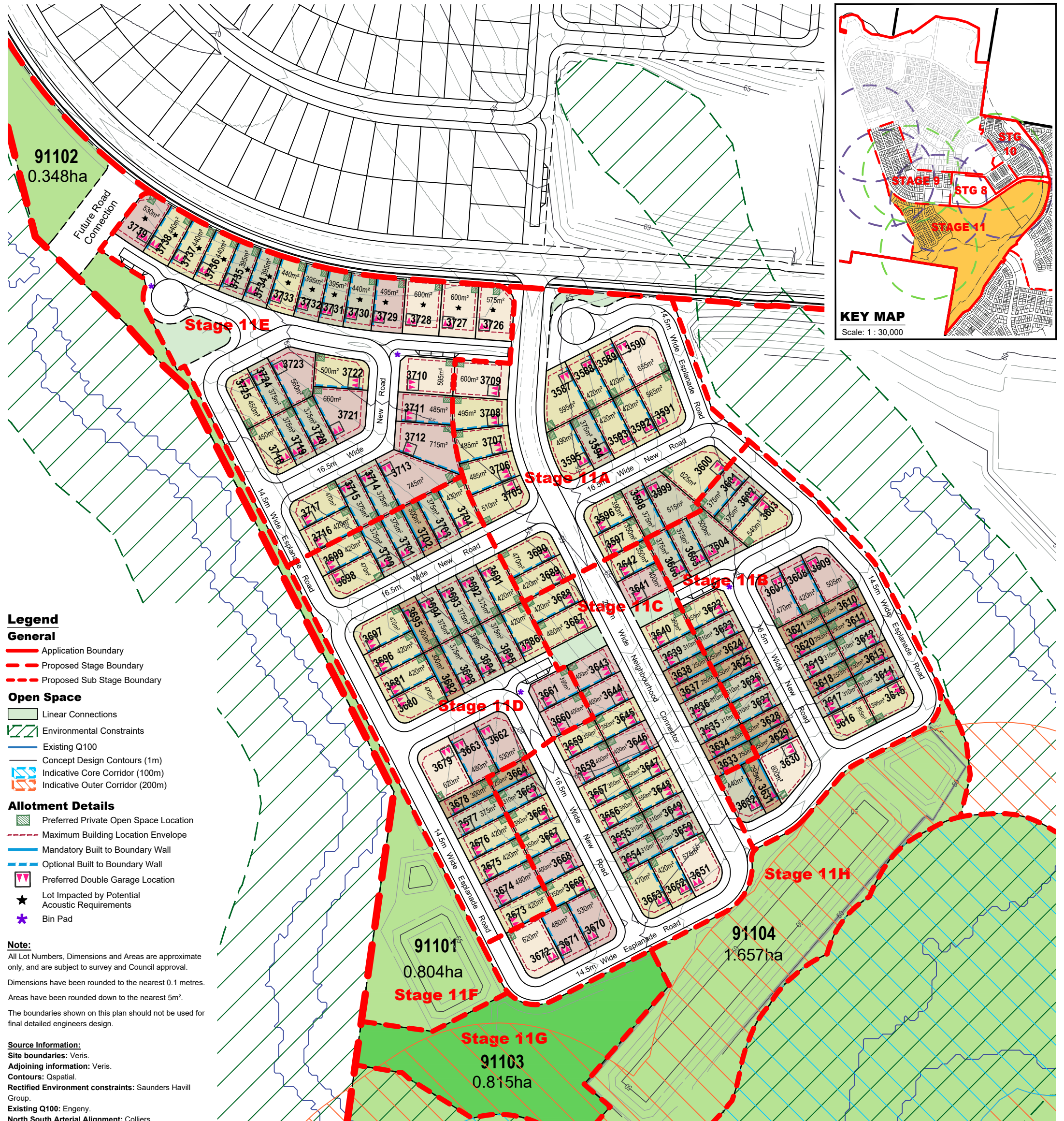
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- Legend**
- General**
- Application Boundary
  - Proposed Stage Boundary
  - Proposed Sub Stage Boundary
- Open Space**
- Linear Connections
  - Environmental Constraints
  - Existing Q100
  - Concept Design Contours (1m)
  - Indicative Core Corridor (100m)
  - Indicative Outer Corridor (200m)
- Allotment Details**
- Preferred Private Open Space Location
  - Maximum Building Location Envelope
  - Mandatory Built to Boundary Wall
  - Optional Built to Boundary Wall
  - Preferred Double Garage Location
  - Lot Impacted by Potential Acoustic Requirements
  - Bin Pad

**Note:**  
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
Dimensions have been rounded to the nearest 0.1 metres.  
Areas have been rounded down to the nearest 5m².  
The boundaries shown on this plan should not be used for final detailed engineers design.

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Adjoining information: Veris.  
Contours: Qspatial.  
Rectified Environment constraints: Saunders Havill Group.  
Existing Q100: Engeny.  
North South Arterial Alignment: Colliers.

Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Ridgetop Allotments		Multiple Residential Allotment (MR)	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m	3.0m	3.0m
Garage	n/a	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear	0.9m *	0.9m *	0.9m *	0.9m *	1.0m *	1.0m *	1.0m *	1.5m *	1.0m *	1.5m *	1.5m *	2.0m *	1.5m *	2.0m *	1.5m *	2.0m *	1.5m *	1.5m *
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		n/a		n/a		n/a		n/a	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		60%		75%	

**TO BE READ IN CONJUNCTION WITH 110056-592 STAGE 11 OVERALL PLAN OF DEVELOPMENT NOTES**

PLAN REF: 110056 – 591

Rev No: —

DATE: 07 MARCH 2024

CLIENT: PEET

DRAWN BY: MM / JC

CHECKED BY: MD

FLAGSTONE CA3 SOUTH

STAGE 11A - 11E

PLAN OF DEVELOPMENT

PEET

URBAN DESIGN

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Notes:

General

- All development is to be undertaken in accordance with the Development Approval, and Queensland Development Code (QDC), except as varied below.
- The maximum height of buildings shall not exceed two (2) storeys.
- Maximum building location envelopes are subject to future proposed easements and/or other underground services.
- All lots subject to an acoustic assessment to determine level of acoustic treatments.
- Buildings shall be constructed in accordance with Bushfire AS3959.
- Secondary dwellings are not permitted on lots less than 400m².
- Provisions in this POD do not relate to the following allotments: the District Centre allotment (lot 50032); the Ambulance allotment (lot 50033); the Child Care Allotments (lot 50034, 50036, 50037); the State Primary School allotment (lot 30015); the Local Centre Allotments (lots 50038 and 50040); the Community Facility Allotment (lot 50039); or the Medium Density Allotment (lot 50041). A separate MCU application will need to be submitted for development on these lots.
- Approved uses are House, Multiple Residential, Home Based Business, Display Home and Sales Office.
- Advertising Devices, where associated with a display home/village and temporary in nature, are Exempt Development.

Setbacks

- Setbacks are as per the Plan of Development Table unless otherwise dimensioned. If a lot is not developed for a Multiple Residential (MR) site, then the equivalent size detached lot setbacks will apply.
- The location of the built to boundary walls are indicated on the Plan of Development. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Plan of Development Table.
- Boundary setbacks are measured to the wall of the structure.
- Front verandah and covered areas to the front door are permitted to extend into the front setback on the condition that the roofed area is not enclosed. For front setbacks, this roofed area can extend to 1.0m from the front property line.
- Eaves cannot encroach (other than where buildings are built to boundary) closer than 450mm to the lot boundary.
- If a retaining wall which exceeds 2.0m in height is present along the rear boundary of an allotment (single face wall construction), a 2.5m rear setback must be adopted.
- If a terraced retaining wall is adopted at the rear boundary of a property, the lower face is to be a maximum of 1.0m from the property boundary, and a 2.5m rear setback must be adopted.
- A corner lot, for the purposes of determining setbacks, is a lot that adjoins the intersection of two streets. This excludes those lots that abut a shared access driveway, laneway or a pedestrian link/ landscape buffer and therefore in these cases a secondary frontage setback does not apply.
- In the case of corner allotments an additional setback from the street corner is applicable. The setback applies to any building or structure greater than 2m high as follows:
  - In the case of Terrace and Villa Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 6m back from the point of intersection of these two boundaries.
  - In the case of Premium Villa, Courtyard, Premium Courtyard, Traditional, Premium Traditional, Ridgetop Allotments and Multiple Residential Corner Lots, the setback is measured as the line that joins the points on the front and side street boundaries of the lot that are located 9m back from the point of intersection of these two boundaries.

Private Open Space

- Private open space must measure a minimum of 10m² with a minimum dimension in any direction of 2.4 metres.
- Private open space must be directly accessible from a living space.

On-site car parking and driveways

- On-site car parking is to be provided in accordance with the following minimum requirements:
  - For lots <12.5 metres wide - 1 covered space per dwelling;
  - For lots 12.5 metres wide or greater - 2 covered spaces per dwelling;
  - For Multiple Residential sites, at least 1 covered space per dwelling, plus 0.5 spaces per dwelling (can be uncovered).
- Garages for any single storey dwelling on a Lot between 10.0m and 12.49m in width must adhere to the following design criteria:
  - The front facing building wall, which comprises the garage door, must not exceed an external width of 5.7m
  - The garage door:
    - Width must not exceed 4.8m
    - Must have a minimum 450mm eave above it
  - Must be setback a minimum of 240mm behind the pillar of the garage door, and
  - Must have a sectional, tilt or roller door.
  - The front façade of the dwelling must be forward of the alignment of the garage wall, and must include the following:
    - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front facade includes a habitable room with window, a sidelight is not required.
    - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door
    - The verandah, portico or porch is to include front piers with distinct materials and/or colours.
    - Driveways cannot exceed 3.0m across the verge on Lots between 10.0m and 12.49m wide.”
- Double car garages are permitted on any double storey dwelling built on a Lot between 10.0m and 12.49m or a laneway dwelling.
- Driveways are to accord with Logan City Council's (LCC) standards. Prior to construction, approval from LCC for Vehicular Access to Residential Premises is required.
- The maximum width of a driveway at the lot boundary shall be 4.8 metres for a lot with a double car width garage and 3.0 metres for a lot with a single car width garage.
- Garages and carports accessed from a Laneway must be built setback 0.9 metres from the boundary unless otherwise dimensioned on the Plan of Development. Ingress/egress must be achieved for a B99 Vehicle.
- Maximum of one driveway per dwelling unless it is a MR lot.
- Minimum distance of a driveway from an intersection of one street with another street is 6.0 metres. The Driveway must be laid at the grade of the adjacent verge area. No grade changes to the verge for the driveway will be allowed.
- Where there is a footpath within the verge, the footpath should be cut at the nearest joint and the footpath reinstated to the driveway without compromising the structural integrity of the footpath.
- Driveways must be completed prior to occupation of the dwelling.

Fencing

- Fencing erected by Peet must not be altered, modified or removed without prior written approval from Peet.
- Fencing on all park or street frontages has a maximum height of 1.2 metres where solid or have a maximum height of 1.8 metres where containing openings that make the fence more than 50% transparent.
- Fencing on all park or street frontages is constructed with visible posts, which are at least 120mm x 120mm and 100mm higher than the infill palings or panels.
- Fencing on lanes can be screen fencing at 1.8m high where along private open space, carparking and service areas.
- Fencing on corner lots is to be designed as front fences addressing both streets (rather than a front and a side fence).
- Notwithstanding the above, solid front fences and walls may be 1.8 metres in height if the

dwelling has a frontage to a street with traffic volumes in excess of, or projected to exceed, 10,000 vehicles per day.

Retaining Walls

- For retaining walls **not** constructed by the developer:
  - Retaining walls must not exceed more than 1.0m where fronted to a public street or park. Retaining walls to side and rear boundaries (which are not adjoining a public street or park) can be up to 2.0m. Retaining in excess of this must use terraced retaining.
  - Where retaining walls are terraced, the lower face is to be a maximum of 1.0m from the property boundary.
- No timber retaining walls over 1.0m or adjoining parks or public streets.
- Walls over 1.0m require RPEQ certification.

Building Articulation

- All buildings with a width of more than 10 metres that are visible from a street or park are to include articulation to reduce the mass of the building by one or more of the following:
  - Windows recessed into the façade or bay windows;
  - Balconies, porches or verandahs;
  - Articulation of roof lines
  - Window hoods; and/or
  - Use of multiple cladding materials
- Where adjoining an area of open space, housing design must facilitate passive surveillance of the open space, which can be achieved through the incorporation of at least one (1) habitable room orientated towards the open space.
- Carports and garages are to be compatible with the main building design in terms of height, roof form, detailing, materials and colours.
- All building materials must be suitably coloured, stained or painted, including retaining, fences, walls and roofs. Untreated materials, such as zinc coated steel, bare metal, concrete block or masonry panels are not permitted.
- Air-conditioners, gas bottles, hot water systems, clothes lines and other household services must be screened and/or located to minimise visual impact to public streets or parks.
- Homes must include a clearly identifiable and addressed front door and undercover point of entry.
- Screened drying and rubbish bins area must be behind the main face of the dwelling.
- At least two openings to all habitable rooms to facilitate cross flow ventilation are required.

Slope and Building Footings

- Buildings on sloping sites must be built to the boundary on the low side of the lot and the footing must be projected deep enough to be below the adjoining property building pad level.
- If the nominated pad level is not provided, the pad level is to be assumed as the average of the four corners of the adjacent block, using the as constructed levels.
- Building footings are to be designed in accordance with the appropriate Australian Standard. Building footings are to be designed to ensure that there are no adverse impacts (functional, financial or construction limitations) on adjoining allotments, particularly in relation to retaining walls.

Electric Vehicle Readiness

- All dwellings are to have a dedicated electrical circuit from the circuit board to the garage for at least one Basic (slow) EVSE charger per home, in accordance with the Australian Wiring Rules AS/NZS 3000: 2018. The circuit is to be fitted with a minimum 20 Amp GPO outlet which can be replaced by a dedicated 7kW EVSE of the occupant's choice. Where not used for Electric Vehicle Supply Equipment, the circuit is to be terminated at an isolator.

Additional Criteria for Steep Residential Allotments

- Steep Residential Allotments controls relate to all allotments within Stages 13A, 13B,13C, 13G and 13H.

- Building design, cut and/or fill on site must not negatively impact the conveyance of stormwater or adversely affect neighbouring properties.
- Building design should consider the retention of existing vegetation and natural topography where viable.
- Any views into the undercroft of the home from the street or park must be screened through architectural elements, such as vertical or horizontal battens that complement the aesthetic of the home.
- Class 10 buildings or structures are permitted within the prescribed building envelope and contribute towards site cover percentage.

Additional Criteria for Multiple Residential Allotments (excluding Lot 50041)

- Buildings must address all street frontages with driveways, pedestrian entries or both.
- All dwellings must have a clearly identifiable front door, which is undercover.
- Drying and rubbish bin areas must be located behind the main face of the dwelling or suitably screen from public streets and park frontages.
- Maximum number of dwellings on each multiple residential lot is annotated on the Plan of Development.

Additional Criteria for Secondary Dwellings

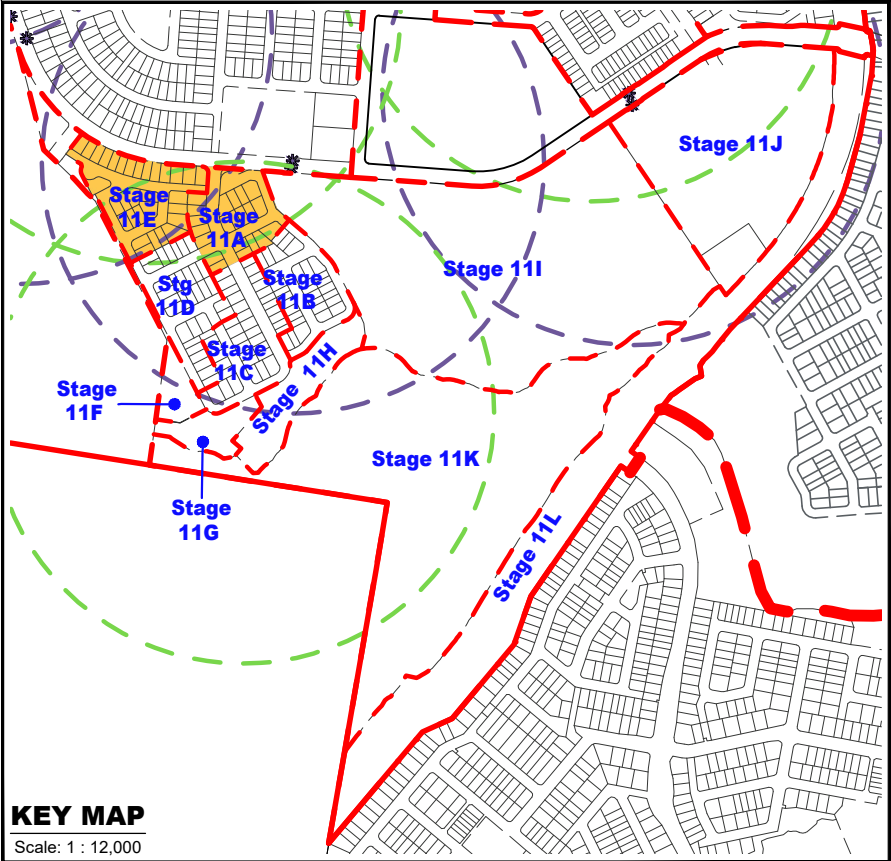
- Floor area must be between a minimum of 30m² and 75m².
- Materials, detailing, colours and roof form are consistent with those of the primary house.
- Outdoor living space must measure a minimum of 9m² with a minimum dimension in any direction of 3 metres.
- Outdoor living space must be directly accessible from the main living space and can be combined with the primary dwelling outdoor space.
- Outdoor living space on a corner allotment must be suitably screened if located within the secondary street boundary setback.
- A minimum of one (5m x 3m) car parking space must be provided for the secondary dwelling, in addition to parking for the primary dwelling.
- The driveway must be shared with the primary house, however on corner allotments a separate driveway may be provided with a minimum width of 3 metres and a maximum width of 5 metres.
- Corner allotments must provide dedicated pedestrian entry and a visible door from and addressing the secondary street to the secondary dwelling.
- Corner allotments must provide a minimum of one habitable room, with large windows or balconies, fronting the secondary street.

Definitions

Laneway Allotment - Allotments serviced by a laneway.







- Legend**
- General**
- Application Boundary
  - Stage Boundary
  - Sub Stage Boundary
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  - Concept Design Contours (1m)
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  - Mandatory Built to Boundary Wall
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  - Lot Impacted by Potential Acoustic Requirements
  - Bin Pad

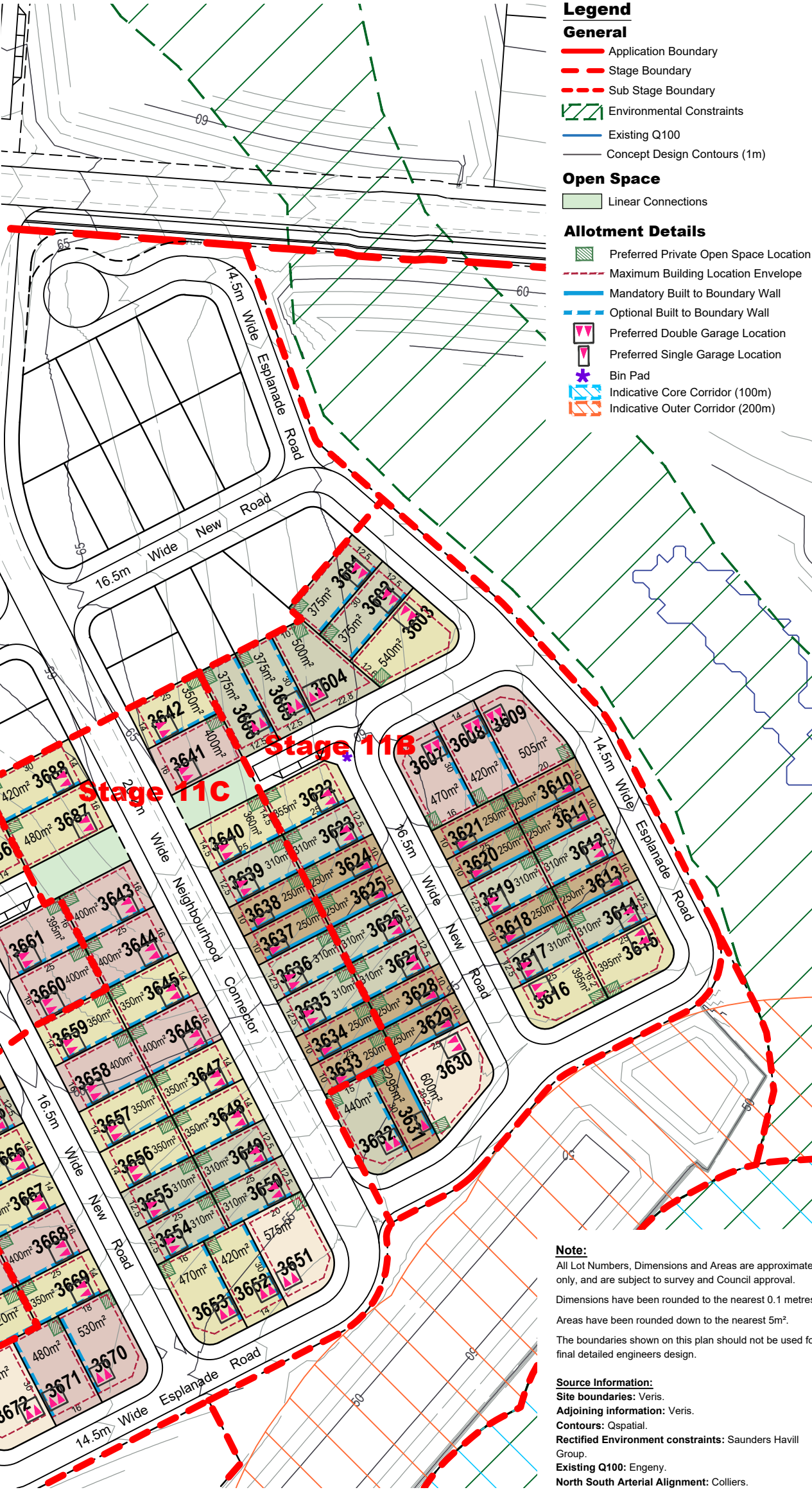
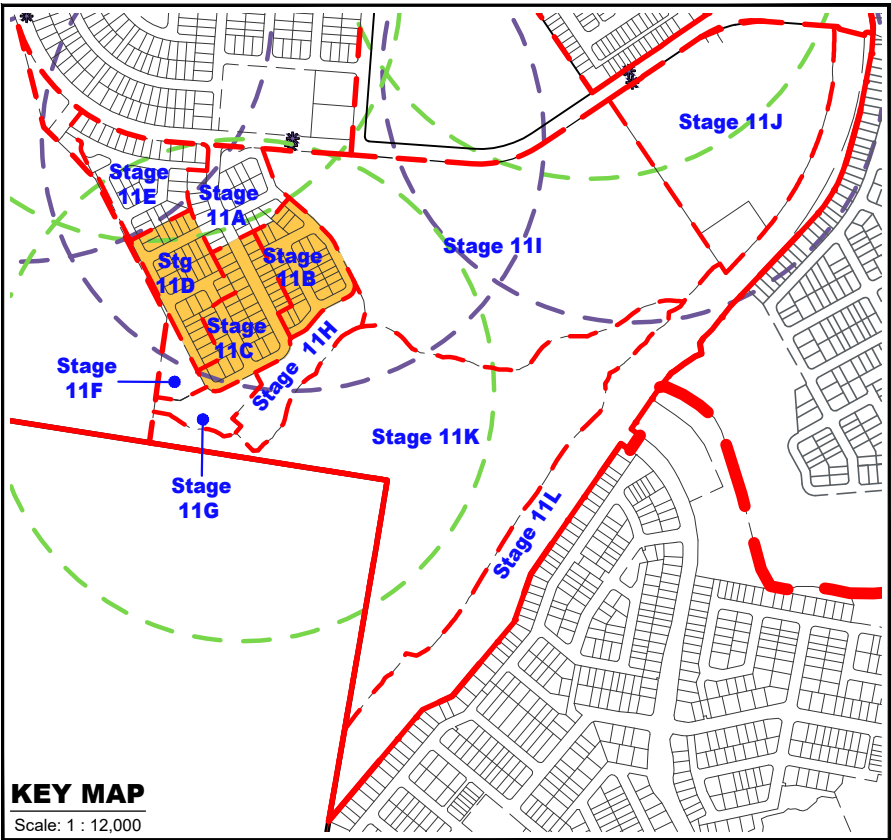


**Note:**  
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Areas have been rounded down to the nearest 5m².  
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Existing Q100: Engeny.  
North South Arterial Alignment: Colliers.

Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Ridgetop Allotments		Multiple Residential Allotment (MR)	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m	3.0m	3.0m
Garage	n/a	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear	0.9m *	0.9m *	0.9m *	0.9m *	1.0m *	1.0m *	1.0m *	1.5m *	1.0m *	1.5m *	1.5m *	2.0m *	1.5m *	2.0m *	1.5m *	2.0m *	1.5m *	1.5m *
Side - General Lots																		
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		n/a		n/a		n/a		n/a	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
Laneway Lots																		
Rear of Lot (from laneway boundary including garage)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		60%		75%	





- Legend**
- General**
- Application Boundary
  - Stage Boundary
  - Sub Stage Boundary
  - Environmental Constraints
  - Existing Q100
  - Concept Design Contours (1m)
- Open Space**
- Linear Connections
- Allotment Details**
- Preferred Private Open Space Location
  - Maximum Building Location Envelope
  - Mandatory Built to Boundary Wall
  - Optional Built to Boundary Wall
  - Preferred Double Garage Location
  - Preferred Single Garage Location
  - Bin Pad
  - Indicative Core Corridor (100m)
  - Indicative Outer Corridor (200m)

**Note:**  
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
Dimensions have been rounded to the nearest 0.1 metres.  
Areas have been rounded down to the nearest 5m².  
The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**  
Site boundaries: Veris.  
Adjoining information: Veris.  
Contours: Qspatial.  
Rectified Environment constraints: Saunders Havill Group.  
Existing Q100: Engeny.  
North South Arterial Alignment: Colliers.

Plan of Development Table	Rear Loaded Terrace Allotments		Villa Allotments		Premium Villa Allotments		Courtyard Allotments		Premium Courtyard Allotments		Traditional Allotments		Premium Traditional Allotments		Ridgetop Allotments		Multiple Residential Allotment (MR)	
	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor	Ground Floor	First Floor
Front/Primary Frontage	2.4m	2.4m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	3.0m	4.5m	4.5m	4.5m	4.5m	3.0m	3.0m	3.0m	3.0m
Garage	n/a	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a	5.0m	n/a
Rear	0.9m *	0.9m *	0.9m *	0.9m *	1.0m *	1.0m *	1.0m *	1.5m *	1.0m *	1.5m *	1.5m *	2.0m *	1.5m *	2.0m *	1.5m *	2.0m *	1.5m *	1.5m *
<b>Side - General Lots</b>																		
Built to Boundary	0.0m	0.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	0.0m	1.0m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum BTB Wall Length (% of boundary length)	90%		70%		65%		65%		60%		n/a		n/a		n/a		n/a	
Non Built to Boundary	0.9m	0.9m	0.9m	0.9m	1.0m	1.0m	1.0m	1.5m	1.0m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	1.0m	1.5m
Corner Lots - Secondary Frontage	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m	2.0m	1.5m	2.0m	1.5m	2.0m	1.5m	1.5m
<b>Laneway Lots</b>																		
Rear of Lot (from laneway boundary including garage)	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	0.9m	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Site Cover	75%		65%		60%		60%		60%		60%		60%		60%		75%	

TO BE READ IN CONJUNCTION WITH 110056-592 STAGE 11 OVERALL PLAN OF DEVELOPMENT NOTES

PLAN REF: 110056 – 594

Rev No: —

DATE: 07 MARCH 2024

CLIENT: PEET

DRAWN BY: MM / JC

CHECKED BY: MD

FLAGSTONE CA3 SOUTH

STAGE 11B - 11D

PLAN OF DEVELOPMENT

PEET

URBAN DESIGN

Level 8

31 Duncan Street

PO Box 1559

Fortitude Valley QLD 4006

T +61 7 3539 9500

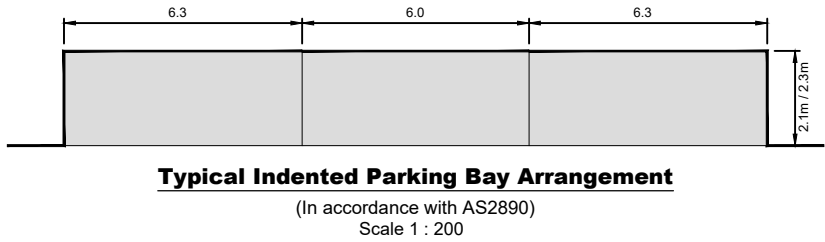
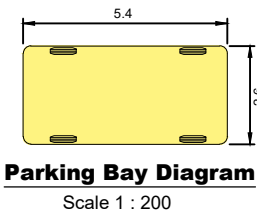
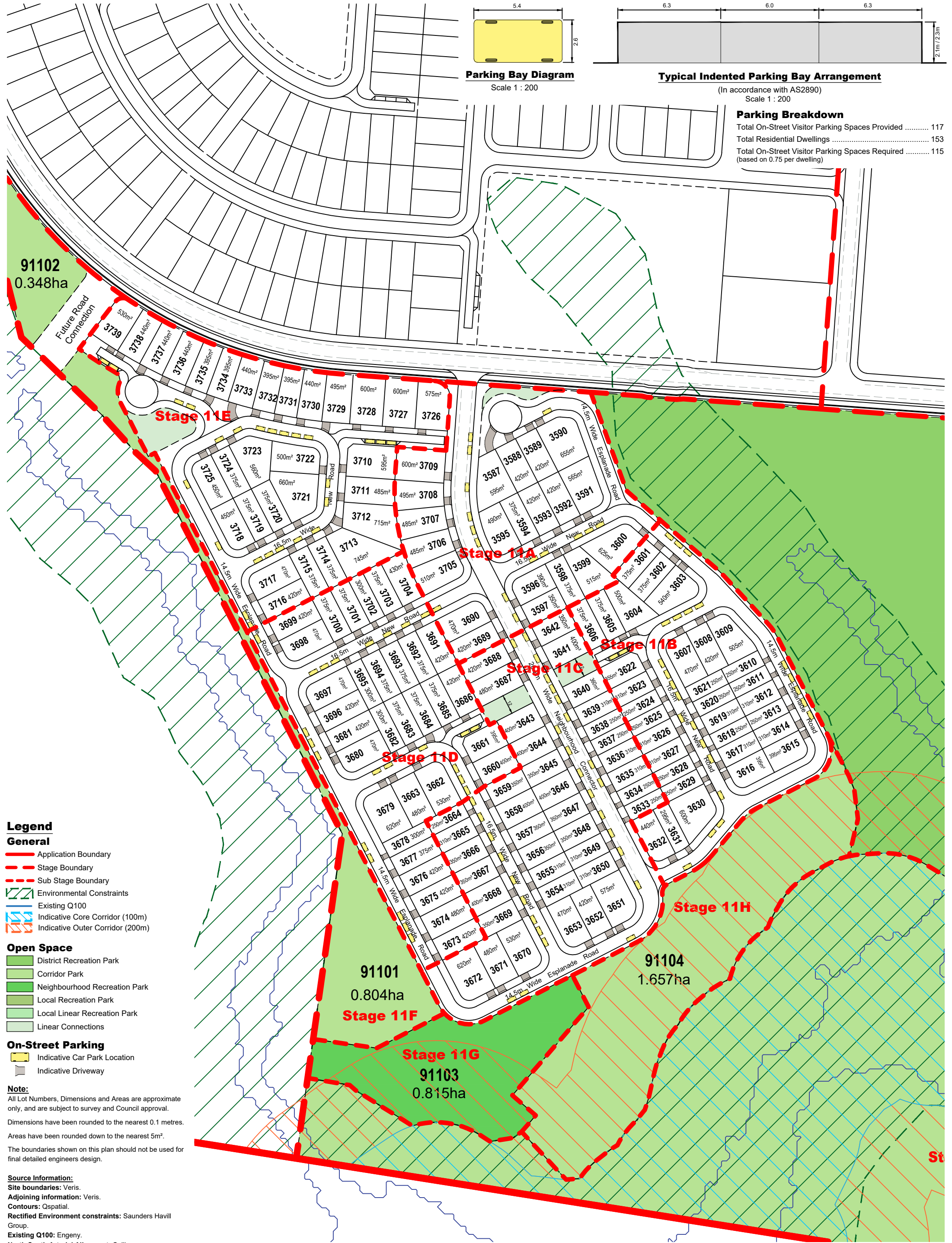
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**Parking Breakdown**

Total On-Street Visitor Parking Spaces Provided .....	117
Total Residential Dwellings .....	153
Total On-Street Visitor Parking Spaces Required .....	115
(based on 0.75 per dwelling)	

- Legend**
- General**
- Application Boundary
  - Stage Boundary
  - Sub Stage Boundary
  - Environmental Constraints
  - Existing Q100
  - Indicative Core Corridor (100m)
  - Indicative Outer Corridor (200m)
- Open Space**
- District Recreation Park
  - Corridor Park
  - Neighbourhood Recreation Park
  - Local Recreation Park
  - Local Linear Recreation Park
  - Linear Connections
- On-Street Parking**
- Indicative Car Park Location
  - Indicative Driveway

**Note:**  
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Areas have been rounded down to the nearest 5m².  
The boundaries shown on this plan should not be used for final detailed engineers design.

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PLAN REF: **110056 – 595**  
Rev No: —  
DATE: 07 MARCH 2024  
CLIENT: PEET  
DRAWN BY: MM / JC  
CHECKED BY: MD

0 20 40 60 80 100 1 : 2,000 @ A3

FLAGSTONE CA3 SOUTH  
STAGE 11  
PARKING MANAGEMENT PLAN

**PEET** URBAN DESIGN  
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